

REFERENCE TITLE: tax foreclosure sales; notice

State of Arizona
Senate
Forty-eighth Legislature
First Regular Session
2007

SB 1195

Introduced by
Senator O'Halleran; Representatives Brown, Tobin; Mason

AN ACT

AMENDING SECTIONS 42-18302 AND 42-18303, ARIZONA REVISED STATUTES; RELATING
TO SALES OF LAND HELD BY STATE UNDER TAX DEED.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 42-18302, Arizona Revised Statutes, is amended to
3 read:

4 42-18302. Notice of sale

5 The board of supervisors shall advertise the real property for sale at
6 a public sale ~~at the office of the board~~. The advertisement shall be by:

7 1. Publishing the list and notice of sale in a newspaper of general
8 circulation in the county at least once ~~a week for four weeks, or more often~~
9 ~~if the board so directs~~ AT LEAST TWO WEEKS, BUT NOT MORE THAN THREE WEEKS,
10 BEFORE THE STATED DATE OF THE SALE.

11 2. Posting the list and notice ~~in two or more public places in each~~
12 ~~election precinct in which any of the real property is located or within~~
13 ~~three miles of each parcel~~ ON THE COUNTY'S OFFICIAL WEBSITE.

14 3. Continuously posting a current list and notice in the offices of
15 the board of supervisors and ~~the county sheriff and at a designated location~~
16 ~~at the county courthouse~~ ON THE COUNTY'S OFFICIAL WEBSITE.

17 Sec. 2. Section 42-18303, Arizona Revised Statutes, is amended to
18 read:

19 42-18303. Auction and sale of land held by state under tax
20 deed; disposition of proceeds

21 A. After advertisement, pursuant to section 42-18302, the board of
22 supervisors may sell the real property in the county held by the state by tax
23 deed to the highest bidder for cash. **THE SALE MAY INCLUDE A LIVE AUCTION OR**
24 **AN ON-LINE BIDDING PROCESS IN WHICH THE BOARD RECEIVES BIDS ELECTRONICALLY**
25 **OVER THE INTERNET IN A REAL-TIME, COMPETITIVE BIDDING EVENT.**

26 B. On selling the property the board shall execute and deliver to the
27 purchaser, at the purchaser's cost, a deed conveying the title of the state
28 in and to the parcel purchased. The deed shall be acknowledged by the
29 chairman and clerk of the board.

30 C. The purchase money shall be paid to the county treasurer. After
31 deducting and distributing interest, penalties, fees and costs charged
32 against the parcel, the treasurer shall apportion the remainder to the funds
33 of the various taxing authorities in proportion to their current share of the
34 taxes charged against real property.

35 D. If the property is not sold before the time for the next succeeding
36 notice of sale, the board may omit it from the notice.